

3 MORAY WAY NORTH

DALGETY BAY
KY11 9NH



TO LET

PRIME
RETAIL
UNIT

3 MORAY WAY NORTH DALGETY BAY KY11 9NH

LOCATION

Dalgety Bay is a seaside town situated approximately 14 miles north of Edinburgh and 6 miles south east of Dunfermline, on the north bank of the Forth Estuary. The town has a resident population of approximately 10,000 persons.

Moray Way North is a neighbourhood retail development serving the north east of the town. The parade benefits from dedicated parking, and is represented by operators including **Regents Estate Agents**, **Dalgety Bay Dental Practice**, **Albavet Veterinary Surgery**, **Remax Estate Agents** and **Crosbie Matthew Funeral Directors**.

DESCRIPTION

The premises comprise a glazed retail unit arranged over the ground floor of a modern retail parade. The property benefits from parking to both the front and rear.



ACCOMMODATION

The approximate area of the unit is as follows:

3, Moray Way North		
Ground Floor	51.47 sq m	554 sq ft

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RENT

Offers in excess of **£14,500 per annum** exclusive.

VAT

All prices are quoted exclusive of VAT.

USE

Class 1 (Retail).

RATES

We are verbally informed by the Local Authority that the 2022/23 Rateable Value of the shop is:

Rateable Value	£11,500
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.49

EPC

A copy of the EPC will be made available as required.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction, with the ingoing tenant being responsible for LBTT and any VAT payable thereon.

TERMS

Subject to vacant possession, the subject property is available on the basis of a new Full Repairing and Insuring lease of negotiable length.

FURTHER INFORMATION

Viewing strictly by appointment via the joint agents:

**Reith
Lambert**
Commercial Property Advisers

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